



28 HIGH STREET, BIDEFORD, EX39 2AN
TOTAL FLOOR AREA: 3783 sq.ft. (351.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed up the High Street. The property will be found approximately 3/4's of the way up the hill on the left hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

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28 High Street

Bideford, EX39 2AN

£325,000

- Unique Investment Opportunity
- Impressive Grade II Listed Building
- Generating A Healthy Income
- Commercial Premises & 3x Self-Contained Flats
- Central Town Location
- No Onward Chain



ROOM LIST

GROUND FLOOR

Shop - 10.30m max x 5.79m narr. to 3.52m (32'10" max x 18'11" narr. to 11'6")
Rear Store - 9.73m x 2.41m (31'11" x 7'10")

Communal Entrance

FIRST FLOOR

FLAT 1

Hallway

Kitchen - 3.32m narr. to 2.31m x 2.29m (10'10" narr. to 7'6" x 7'6")

Lounge - 4.86m x 3.40m (15'11" x 11'1")

Bedroom One - 4.86m x 2.64m (15'11" x 8'7")

Bedroom Two - 3.82m x 2.28m (12'6" x 7'5")

Shower Room

FLAT 3

Entrance Hall

Lounge/Diner - 4.55m x 2.41m (14'11" x 7'10")

Kitchen - 3.15m x 1.67m max (10'4" x 5'5" max)

Inner Hall

Bedroom One - 4.42m x 3.04m (14'6" x 9'11")

Bedroom Two - 4.48m x 1.62m (14'8" x 5'3")

Shower Room

SECOND FLOOR

FLAT 2

Entrance Hall

Lounge/Diner - 5.24m x 4.15m (17'2" x 13'7")

Kitchen - 3.62m x 2.14m (11'10" x 7'0")

Bedroom One - 4.79m x 3.06m (15'8" x 10'0")

Bedroom Two - 4.78m x 3.03m (15'8" x 9'11")

Outside - To the rear of the building is a small courtyard and outside W.C. This is accessed off the communal entrance and FLAT 3.

VAT - Payable, if applicable, at the prevailing rate.

EPC - FLAT 1: C / FLAT 2: D / FLAT 3: D

COUNCIL TAX - FLAT 1: Band A / FLAT 2: Band A / FLAT 3: Band A

RATEABLE VALUE - Current: £5,300.00 / 1st April: £5,900.00 (Currently Benefitting from Small Business relief)

OVERVIEW

We are delighted to offer the Freehold interest of this impressive Grade II listed building occupying a central position within Bideford. The property comprises commercial premises (business unaffected) on the ground floor along with 3x self-contained flats occupying the first and second floors. All currently let, the property generates a healthy income circa £24,000pa. Having been well-maintained by the current owner, this is an excellent "turn-key" investment opportunity in the heart of the town.

The port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits. The idyllic coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The everpopular coastal village of Instow is also a short distance away along the Tarka Trail and is renowned for its estuary beach and sand dunes, popular with families and dog walkers alike. Also boasting a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within 1hrs drive.

There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.

Services

All Mains Connected.

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

24 hrs notice will be required.

